



CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

DATE: January 6, 2026

TO: City Council

FROM: Steve Williams, Interim City Administrator

RE: Resolution 26-07a – Affirming decision to enter into an agreement with Willdan Financial Services to complete a Traffic Impact Mitigation Fee study

or

Resolution 26-07b - Rescinding Resolution 25-64, and Request CCOG include the City of Angels in their Nexus Fee Study

RECOMMENDATION:

Adopt Resolution 26-07a or Resolution 26-07b, thereby providing policy direction regarding the completion of an updated Traffic Impact Mitigation Fee (TIMF) study for the City of Angels.

BACKGROUND:

Traffic Impact Mitigation Fees (TIMFs) are charged to new development to offset a portion of the capital costs associated with transportation improvements necessitated by growth. These fees must comply with the California Mitigation Fee Act (Government Code §66000 et seq.) and applicable constitutional requirements, including the requirement that fees be supported by a legally defensible nexus study.

On June 21, 2016, the City Council adopted **Resolution 16-25**, approving the City's current Traffic Impact Mitigation Fee study.

On December 17, 2024, the City Council adopted **Resolution 24-98**, authorizing the release of a Request for Proposals (RFP) to update the City's 2016 TIMF study and authorizing execution of related agreements.

Following a competitive procurement process, on **August 19, 2025**, the City Council adopted **Resolution 25-64**, awarding a contract to **Willdan Financial Services** in the amount of **\$22,500** to complete the TIMF update.

The 2016 TIMF study was based on growth assumptions that have not materialized as anticipated, and the fees have not been updated in nearly a decade. As noted in prior Council actions, updated fees are necessary to ensure the City's fee program remains legally defensible, reflective of current conditions, and aligned with regional practices.

In October 2025, the City was informed that the **Calaveras Council of Governments (CCOG)** intends to conduct a countywide Traffic Fee Nexus study and has offered to include the City of Angels at no direct cost.

As a result, the City Council is now asked to determine whether to proceed with the previously authorized Willdan agreement or rescind that action and participate in the CCOG-led study.



DISCUSSION:

Option 1: Affirm Agreement with Willdan Financial Services (Resolution 26-07a)

If the City Council affirms Resolution 25-64 and proceeds with Willdan Financial Services:

- Work would commence in **January 2026**.
- The City would maintain **direct contractual oversight**, allowing staff to manage scope, timelines, policy direction, and deliverables.
- Willdan has projected a completion timeline of approximately **18–20 weeks**.
- Updated Traffic Impact Mitigation Fees would be available for Council consideration by approximately **June 1, 2026**.
- The total cost of the study is **\$22,500**, which has already been appropriated and will be paid from the **Traffic Impact Mitigation Fee Fund**.
- As of the most recent reporting period, the Traffic Impact Mitigation Fee Fund has an available fund balance of approximately **\$1,600,149.36**.

Proceeding under this option allows the City to move forward on an accelerated timeline and ensures the study reflects City-specific policy objectives, development patterns, and implementation considerations.

Option 2: Rescind Resolution 25-64 and Participate in CCOG Study (Resolution 26-07b)

If the City Council rescinds Resolution 25-64 and requests inclusion in the CCOG countywide study:

- The City may have **input** into the study process but would not have sole authority over consultant selection, scope, or timeline.
- The City's role would be **advisory** rather than directly supervisory.
- CCOG anticipates selecting a consultant and initiating work in **July 2026**.
- Updated TIMFs would likely not be available to the City until approximately **February 2027**.
- There would be **no direct cost** to the City for preparation of the study.

Proceeding under this option allows the City to benefit from a CCOG-led nexus study with no direct cost to the City.

Considerations for Council

Both options result in a legally compliant Traffic Impact Mitigation Fee study. Key distinctions include:

- **Timing:** Approximately mid-2026 availability under the Willdan option versus early 2027 under the CCOG option.
- **Governance:** Direct City oversight versus participation within a regional process.
- **Cost:** \$22,500 funded from an existing fee fund versus no direct cost.

Proceeding directly with Willdan Financial Services allows for a more predictable timeline and allows the City to maintain direct oversight of the study's development, assumptions, and policy framework. Participation in the CCOG study provides cost savings but extends the timeline and limits the City's ability to independently manage the work.

FISCAL IMPACT:

There is **no additional fiscal impact** associated with affirming Resolution 25-64, as funds for the Willdan agreement have already been appropriated within the Traffic Impact Mitigation Fee Fund.



ATTACHMENTS:

Attachment “A” – August 19, 2025, Staff Report

Attachment “B” – City Released Request for Proposals

Attachment “C” – Willdan Proposal

Attachment “D” – Current Traffic Impact Mitigation Fees

